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| Applicant | La Lorraine, Inc./Blue Lofts | |
| Request | Site Plan Level III / Residential Development in the NBRA | |
| Location | 2800 – 2854 Vistamar Street | |
| Legal Description | Lots 1,2, 15,and 16, Block 17, Birch Ocean Front Subdivision No.2, P.B.21, P.22. | |
| Property Size | 1.17 acres | |
| Zoning | North Beach Residential Area (NBRA) | |
| Existing Land Use | Apartment and Hotel Uses | |
| Future Land Use Designation | Central Beach Regional Activity Center (CB – RAC) | |
| Comprehensive Plan Consistency | Consistent with Future Land Use Element, Permitted Uses, Central Beach RAC | |
| Other Required Approvals | None (Subject to 30 day call-up by City Commission) | |
| Applicable ULDR Sections | Sec. 47-12.5.E, NBRA District (requirements and limitations) Sec. 47-12.6 (design and community compatibility criteria) Sec 47-25.3.A.3.e.iv (neighborhood compatibility) | |
| Setbacks/Yards | Required /Permitted | Proposed |
| | Front (N) | 20' |
| | Rear (S) | ½ the height of the bldg. (24'3") |
| | Front (E) | 20' (Antioch Ave.) |
| | Front (W) | 20' (Orton Ave.) |
| Lot Density | 32 du/acre | 31.9 du/acre |
| Lot Size | No minimum | 50,981.7 s.f. |
| Lot Width | No minimum | 200' |
| Building Height | 120' maximum | 48'6" |
| Structure Length | 200' maximum | Two buildings each 160' 8" |
| Floor Area | No minimum | Ranges from 3,529 to 3,576 s.f. |
| VUA Landscaping | N/A | N/A |
| Landscaping Lot Coverage | Minimum 25% = 12,745.29 s.f. | 25.1% = 12,778 s.f. |
| Open Space | N/A | N/A |
| Parking | 44 spaces (2 per townhome) | 44 spaces |
| Notification Requirements | Sign notice 15 days prior to meeting date | |
| Action Required | Approve, Approve with conditions, or Deny request | |
| Project Planner | Name and Title | Initials |
| | Michael B. Ciesielski, Planner II | |
| | | |
| Authorized By | Greg Brewton, Deputy Director, Planning and Zoning | |
| Approved By | Marc LaFerrier, Planning and Zoning Director | |

Request:

This is a Site Plan Level III review for a proposed twenty-two (22) unit townhouse development to be known as Blue Lofts. The site is located in the Central Beach Area on the south side of Vistamar Street between Antioch and Orton Avenues and is zoned North Beach Residential Area ("NBRA"). Pursuant to Section 47-12.5.E.4.b.i., residential uses are subject to Site Plan Level III (Planning and Zoning Board) approval.

Property/Project Description:

The applicant proposes to build two buildings along the east and west (Orton and Antioch Avenue) sides of the site, with each building consisting of a row of eight (8) townhouses each. The applicant proposes to construct two buildings on the north (Vistamar) and south sides of the site, with each building consisting of three (3) townhouses each.

The buildings that currently exist on site are 1 and 2 story hotel buildings. The site is surrounded by low and mid-rise residential and hotel/motel uses.

The site is zoned NBRA which is subject to the reduction of height and density by twenty percent (20%) as approved by the City Commission April 7, 2004. The maximum height was reduced from one hundred-fifty feet (150') to one hundred-twenty feet (120') feet and the density was decreased from forty dwelling units per acre (40/dua) to thirty-two dwelling units per acre (32/dua). The proposed project falls well below the maximum height as it is fort-eight feet six inches (48' 6") in height and is below the maximum density allowed at 18.8 dua.

Parking and Traffic:

No parking study was required because the proposed project is not expected to effect beach traffic. The proposed development of twenty-two townhouses is expected to generate less traffic than the thirty-six hotel/residential (36) units that currently exist on the subject site.

Each townhouse will provide the required two (2) car parking garage for each of the twenty-two units. These garages will be located in the rear of the buildings off of a private drive court.

The applicant initially wanted to place on-street parking immediately adjacent to this site along Orton and Antioch Avenues. However, the proposed on-street parking was not allowed as it conflicted with the master plan improvements for the Beach area (as accepted by the City Commission at its November 15, 2002 meeting). There does currently exist (and will continue to exist) angle parking in the medians on both Antioch and Orton Avenues that can provide parking for visitors and guests of the Blue Lofts.

Seven foot wide sidewalks are proposed around the project.

Adequacy and Neighborhood Compatibility:

The applicant has attached a narrative to the site plan outlining how this development complies with the Adequacy Requirements as listed in Sec. 47-25.2. Of particular interest is Sec. 47-25.2.P. , Historical and Archeological resources. According to a letter from Chris Eck of the Broward County Historical Commission, there is a moderate possibility of encountering archeological resources within the proposed project area. Because of this, the Broward Historical Commission has recommended that a Phase I Archeological Survey be conducted by a qualified archeologist of the proposed project area.

Staff concurs that the proposed development does currently or will meet all other Adequacy Criteria listed in Section 47-25.2.

The applicant has attached a narrative to the site plan indicating how this proposed development meets the Neighborhood Compatibility requirements of Section 47-25.3. Below is a list of some of the building's characteristics that help preserve the character, quality, and integrity of the neighborhood and contribute to its compliance with these Compatibility Requirements;

- Automobile traffic handled internally (emphasis placed on the pedestrian first and the automobile second)
- No dumpster located on the property (each unit will have individual hand carts)
- All of the units that front onto adjacent rights-of-way have front doors facing onto them
- All of the units along the street fronts have private courtyards and entries directly off the public sidewalk (pedestrian interaction)

Comprehensive Plan Consistency:

The multifamily use proposed is consistent with the Future Land Use Element, Central Beach Regional Activity Center. This section includes residential uses as a permitted use. It also states that this area was established to encourage private sector redevelopment.

Prior Reviews:

This application was reviewed by the Development Review Committee on January 25, 2005 and all comments have been addressed.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III development and shall approve, approve with conditions, or deny this project.

Staff Determination:

The applicant meets the minimum code requirements such as parking, step backs, architectural features, density, height and landscaping. It is for the Board to decide whether the proposed buildings are compatible with and preserve the character of the surrounding neighborhood.

Should the Board recommend approval, the following conditions are recommended:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

4. All lighting shall be designed and arranged so that no direct source of lighting is visible from any residential property or residentially used property.
5. The applicant shall retain a qualified archeologist and conduct a Phase I archeological study of the proposed site.
6. In conjunction with the improvements to be made through the Beach Streetscape Master Plan as accepted by the City Commission in 2002, the applicant shall be required to contribute funds to the City for all those improvements proposed in the Orton and Antioch Avenues and Vistamar Street rights-of-ways that are immediately adjacent to the subject property.
7. Final DRC approval.

PZ31-R-05/4-20-05/MBC

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant